

Report to the Community 2016

Adam's Grove Apartments

Nearly \$12 million is being invested in the new construction of 50 affordable, energy efficient Adams Grove Apartments in the Forest Park Southeast neighborhood. AHC invested in this development, which will augment the addition of more than 150 market-rate homes, to ensure a diverse mix of people with varied incomes is able to live in this well-connected neighborhood.



Mayor's Remarks

As I write this final column in the Affordable Housing Commission's annual report, I am grateful to have served as Mayor for a City filled with smart, concerned citizens who question the way we think about social responsibility and racial equity, our future as a City, and the right to decent, safe, and affordable housing.

With your support, leading the effort to establish the Affordable Housing Trust Fund in 2001 is something for which I am most proud. You challenged the City to dream beyond what was possible, and you focused on a solution, ultimately creating the Affordable Housing Trust Fund. The Affordable Housing Commission oversees the Trust Fund, which is a dedicated source of revenue that is annually invested in projects that create, expand, and preserve affordable housing and affordable housing services in the City of St. Louis.

I am proud to report that, since that time, the Commission has invested nearly \$85 million into the City of St. Louis. This money has produced or preserved more than 1,560 affordable homes and funded critical housing services for our most vulnerable citizens. Annual Trust Fund investments make our City stronger and more dynamic as this continuous flow of money into housing stock and affordable housing services stimulates our local economy and makes our neighborhoods more affordable, diverse, and sustainable.

A safe, affordable home is the cornerstone of the American dream. Because of the profound effect of decent, stable, affordable housing on families, childhood development, educational performance, and economic outcomes, it is one of the most powerful tools for making neighborhoods prosperous environments where people thrive. For this reason, securing affordable housing for vulnerable families with children, older adults, and our homeless population, as well as, St. Louis's moderate-income working class is critical to the health and well-being of our City's future. This is where our network of nonprofits, faith-based agencies, housing organizations, and developers excel. Our partner agencies are masters at addressing resident and neighborhood needs, and then creating community-driven solutions to solve systemic housing problems.

In 2016, we took our biggest step yet by funding the new state-of-the-art, Biddle Housing Opportunities Center (Biddle), in Downtown St. Louis. Working through a collaborative partnership with two of the City's most trusted housing and social service partners -- St. Patrick Center and Peter & Paul Community Services -- Biddle is now providing housing, healthcare, employment resources, and comprehensive support services for individuals and families who are at risk and/or homeless. Biddle follows the highly effective best practices model called Housing First. Our approach to ending homelessness focuses on easing the suffering of residents, resolving the key factors that push families and individuals into homelessness, and creating permanent housing opportunities.

One project I want to highlight is AHC's investment of \$600,000 into the rehabilitation of the Preservation Square Apartments. Over the years, this aging but pivotal housing complex in the Carr Square neighborhood has served as home for thousands of families. The Affordable Housing Commission saw the opportunity to invest in this important community asset. The investment in Preservation Square Apartments, is but one of many wide-reaching community renewal projects being championed by a powerful alliance of residents, businesses, the faith community, and service agencies, who are changing the future of North St. Louis.

Taken as a whole, projects like the rehabilitation of Preservation Square Apartments, the expansion of the National Geospatial-Intelligence Agency's (NGA) campus, the North Side Regeneration Plan, and a project I strongly support, the Northside-Southside Metro Link expansion, transform a community and give clarity to our inextricable bonds with each other. It is through our individual and collective goals, our shared social responsibility, and our bond as a City, that we have the urgency, the political will, committed stakeholders and the financial leverage to do what we cannot do alone. As the Near Northside neighborhood wins back its future, we all win.

The Affordable Housing Commission is fortunate to have a devoted commission, an accomplished staff, and the extraordinary help of our dedicated partner agencies. We could not do it without you. We have come a long way to improving the state of housing and the quality of life in St. Louis. While there is so much left to do before everyone in St. Louis, has a decent affordable home, the numbers show us we are headed in the right direction. By working together we will secure the promise of home for all St. Louisans.

Francis G. Slay

Francis G. Slay
MAYOR

Chairman's Remarks



There is so much positive movement right now directed toward expanding, improving and preserving affordable housing in St. Louis. From developers who are building affordable and accessible units, to neighborhood non-profits and faith-based organizations that are helping to build the skills and confidence to help families and individuals live independently, our community is rich with hope for a better tomorrow.

This past year, AHC has continued its work to influence developers to build affordable housing near transportation nodes. We know how important it is to have decent housing within easy access to transportation. Access to solid jobs, good schools, and community resources expands all of our opportunities and improves our quality of life. For this reason, the Affordable Housing Commission is continuing to give priority funding consideration to affordable housing projects that are within 1/2 mile of a transit hub.

Another area the Affordable Housing Commission is exerting leadership, is in the area of home energy efficiency. We recently raised our energy efficiency standards for new construction homes, and we are encouraging developers to comprehensively rehabilitate housing to a sustainable building standard. We know that energy efficient units will save residents money, they lessen our demand on the utility grid, they are healthier to live in, better for the environment, and, energy efficient units conserve important community energy resources. It has been a privilege to serve on behalf of the Affordable Housing Commission during this time.

We have so many opportunities to make our community better. The Affordable Housing Commission and Trust Fund dollars are only a catalyst. We rely on our partner agencies for the solutions that improve the state of affordable housing. It is our partner agencies that provide the inspiration, the expertise, the manpower, and enduring perseverance. Together we offer hope, we change lives, and we improve our community. Together we stand ready to meet the challenges ahead.

With best regards,

D. Thomas

Derrick Thomas
AHC Chairman
Home Builder Representative

EXECUTIVE DIRECTOR'S *report*



The Affordable Housing Commission (AHC) awards approximately \$5 million dollars every year through a competitive process to a broad coalition of non-profit and faith-based agencies, neighborhood organizations and for-profit developers who expand the availability of affordable housing and provide affordable housing services to low and moderate income residents throughout the City of St. Louis. The AHC is led by eleven appointed citizens who provide expertise and leadership and focus on projects that create lasting solutions. By leveraging Trust Fund dollars with private dollars, capital campaigns, faith-based financial commitments, non-profits, volunteer labor and state and federal funds, the Affordable Housing Commission capitalizes on these investments.

The Trust Fund derives its funding from a special use tax on major purchases by individuals and corporations based outside the city limits. By ordinance, all funds awarded by the Commission must benefit families and individuals with incomes at or below 80% of the area's established median income. Forty percent of the funds must benefit families and individuals with incomes at or below 20% of the area's established median income. A family of four earning \$14,060 a year (for example) would be considered at or below 20% of the area's established median income.

The Commission provides funds for the creation of new affordable homes, accessibility modifications, homeless services and home repair, among other activities. Examples of activities funded in 2016 include the following:

- 109 new homes, including single-family homes and rental homes
- 194 home repair services, accessible home modifications for persons with disabilities and seniors
- 152,998 bed-nights, meals, counseling sessions and other forms of support services for the homeless
- Transitional housing and services for 1,376 individuals provided by local organizations
- Rent, mortgage and utility assistance for 1,333 households

The Trust Fund builds on the financial strength, commitment, and expertise of our partner agencies. Our partners work hard to bring private investments, capital campaigns, charitable contributions, philanthropic grants, endowments, state and federal funding, volunteer hours, in-kind assistance, and political muscle to every project AHC funds. In 2016, the Trust Fund invested \$1,113,000 million into construction projects which leveraged nearly \$11.2 million to create and preserve affordable housing. This means that every Trust Fund dollar invested in developing housing attracted a remarkable \$10 dollars of outside money. As impressive as this financial return is, it's a fraction of the value that is measured every day in the improvements in our citizens' lives.

The Commission awarded \$4,488,528 for 47 proposals that build homes and improve neighborhoods, foster dignity, teach self-sufficiency, and transform lives. Funded projects include: a foreclosure prevention program that prevents families from losing their homes, two education and counseling programs focused on helping people gain skills and financial stability, and a program providing re-employment assistance for veterans. AHC also funded two home modification programs to make homes accessible so that people living with a disability can remain in their homes, three home repair programs, and transportation helping to link seniors who are aging in place with quality health care.

We pledge to continue our efforts to be positive stewards of the public trust. We will work to support additional critical, innovative and strategic developments and programs in the coming years. I thank both the Affordable Housing Commission members and our staff for remaining diligent, dedicated and focused on achieving our mission. I also thank Mayor Slay for his leadership, vision, and commitment to improving the quality of life for all of the individuals and families in the City of St. Louis.

Yours in community service,

April Griffin

April Griffin
Executive Director

Staff



Support Staff

Photo from left to right:

Loretta Hiner,
Senior Housing Analyst

Paula R. Turner,
Account Clerk II

Twintenia Strother,
Community Development Specialist II

Sherrell Jacobs-Yancy,
Secretary II

2016 COMMISSIONERS



Derrick L. Thomas, Chair
Home Builder
Representative



Gail Brown
Licensed Realtor
Representative



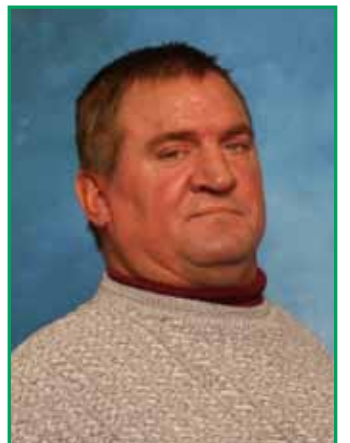
Paula Foster
Tenant in subsidized/rent
assisted housing
Representative



James Clifford
Organized labor union
Representative



Lenny Jones
Healthcare
Representative



Steven Foelsch
Disabled Community
Representative



Deanetta James
Affordable Housing
Advocate Representative

Thank You

Mayor Slay and the City of St. Louis wish to thank those appointees who served the Commission with diligence and commitment during the time period covered by this report.



Doorways/Interfaith Residence

The Affordable Housing Commission provided assistance to Interfaith Residence/DOORWAYS to rehabilitate four energy-efficient, affordable rental units in South City. The spacious homes are dedicated to low income residents living with HIV/AIDS.



East Fox Homes



2016 AFFORDABLE HOUSING *Projects*



AHC funded the rehabilitation of the state-of-the-art Biddle Housing Opportunities Center (BHOC) which provides housing and emergency shelter services to people in need. The Center uses the highly effective Housing First Model to ease client suffering and resolve the key factors that push people into homelessness.

Biddle House



Preservation Square

Trust Fund dollars were invested in the rehabilitation of 100 Preservation Square Apartments in the Near Northside neighborhood. AHC's investment is strengthened by a number of exciting educational and social initiatives, plus a host of infrastructure improvements. Together, these investments are making the area safe, healthy, and thriving.



FY 2016 PROJECTS AWARDED

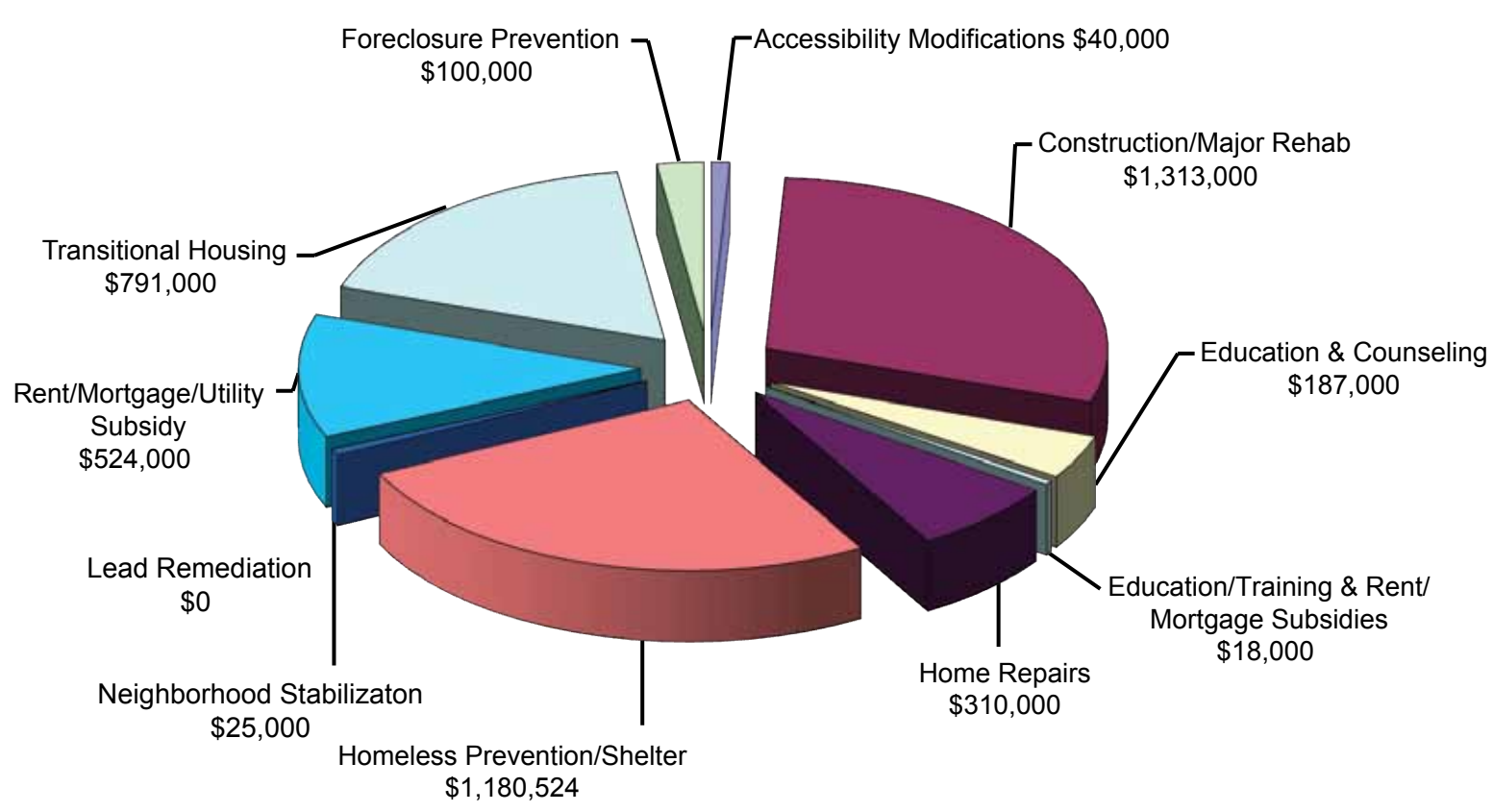
Agency	Project/Program Name	Projected Number Homes/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications:							
Paraquad, Inc.	Home Access Program (HAP)	4	home modifications	\$20,000		0%	
Paraquad, Inc.	Rental Home Access Program (RHAP)	4	home modifications	\$20,000	Yes	50%	\$10,000
TOTAL ACCESSIBILITY MODIFICATIONS:		8		\$40,000		25%	\$10,000
Construction/Major Rehabilitation:							
Adams Grove, LP	Adams Grove	7	rental homes	\$500,000			
City of St. Louis DHS	Biddle House Gateway Center - Major Rehab			\$200,000	Yes	100%	\$200,000
Community Women Against Hardship	Community Women Against Hardship	2	rental homes	\$13,000		0%	
O'Fallon 1, 2, 3, LP	Preservation Square	100	rental homes	\$600,000		0%	
TOTAL HOMES PRODUCED:		109		\$1,313,000		15%	\$200,000
Education and Training:							
Better Family Life, Inc.	Homebuyer Education/Financial Literacy	75	people served	\$50,000	Yes	40%	\$20,000
St. Patrick Center	Housing Support Program	260	people served	\$137,000	Yes	100%	\$137,000
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		335		\$187,000		84%	\$157,000
Education/Training & Rent/Mortgage Subsidies:							
Employment Connection	Project Homecoming Veterans	15	people served	\$18,000			
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		15		\$18,000		0%	\$0
Home Repairs:							
Harambee Youth Training Corporation	Harambee Youth Training Programs	24	home repairs	\$56,000			
Rebuilding Together - St. Louis	Major Repairs Program	12	home repairs	\$54,000			
Riverview West Florissant Development Corp.	Handy Man	150	home repairs	\$200,000	Yes	30%	\$60,000
TOTAL HOME REPAIRS:		186		\$310,000		19%	\$60,000
Homeless Prevention/Shelter:							
BJC Behavioral Health	Emergency Homeless Prevention	25	served	\$25,000	Yes	40%	\$10,000
The Bridge, formerly CARES Outreach	The Bridge	90,000	meals served	\$161,150	Yes	100%	\$161,150
City of St. Louis Dept. of Human Services	Project Support	350	served	\$6,000	Yes	33%	\$2,000
Covenant House Missouri	Crisis Program	300	served	\$25,000	Yes	100%	\$25,000
Gateway Homeless Services, Inc. dba Gateway 180	Emergency Shelter	1,300	served	\$380,000	Yes	100%	\$384,000
Institute for Community Alliances	HMIS (Homeless Management Information System Project)	4,500	served	\$86,760	Yes	100%	\$86,760
Our Lady's Inn	Our Lady's Inn Emergency Shelter	45	served	\$10,000	Yes	100%	\$10,000
Peter & Paul Community Services, Inc.	Emergency Shelter & Allen Ave. Transitional Program	475	served	\$198,000	Yes	100%	\$198,000
St. Martha's Hall	St. Martha's Hall	214	served	\$15,000	Yes	100%	\$15,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	164	served	\$36,150	Yes	100%	\$36,150
Windsor Transitional Housing, Inc.	Men's Overnight Shelter	45,625	served	\$160,663	Yes	100%	\$160,663
United Way of Greater St. Louis	Homeless Hotline/Telephone Coordinated Intake	10,000	served	\$76,801	Yes	100%	\$76,801
TOTAL HOMELESS PREVENTION/SHELTER:		152,998		\$1,180,524		99%	\$1,161,524
Neighborhood Stabilization:							
Northside Youth and Senior Service Center Inc.	Northside Elderly and Disabled Transportation	116	served	\$25,000	Yes	100%	\$25,000
TOTAL NEIGHBORHOOD STABILIZATION:		116		\$25,000		100%	\$25,000
Rent/Mortgage/Utility Subsidy:							
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	135	families served	\$22,000	Yes	100%	\$22,000
City Dept. of Health/Heat UP St. Louis	City Wide Heating and Cooling Assistance	500	families served	\$155,000			
Guardian Angel Settlement Assoc.	Emergency Assistance Program	50	families served	\$45,000	Yes	40%	\$18,000
Missouri EnergyCare, Inc. dba EnergyCare	2014 Low Income Energy Assistance Program	84	families served	\$25,000			
Paraquad, Inc.	Rental Assistance Program (RAP)	50	families served	\$27,000			
Places for People, Inc.	Hope, Health and Housing Rental Assistance	14	families served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Homeless Prevention Project	400	families served	\$80,000	Yes	100%	\$80,000
SSM Health Cardinal Glennon Children's Hospital	Family Assistance Program	25	families served	\$10,000			
Urban League of Metropolitan St. Louis	Homeless Prevention Services	75	families served	\$60,000	Yes	50%	\$30,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		1,333		\$524,000		48%	\$250,000
Transitional Housing:							
Almost Home, Inc.	Transitional Housing Program	110	served	\$45,000	Yes	100%	\$45,000
Center for Women In Transition	Transitional Housing for Female Ex-Offenders	60	served	\$36,000	Yes	100%	\$36,000
Community Women Against Hardship	Family Support Program	500	served	\$88,000	Yes	34%	\$30,000
Criminal Justice Ministry	Release to Rent Phase II	45	served	\$60,000	Yes	100%	\$60,000
Hammond Apartments LP	St. Louis Stamping Lofts and Farmworks	56	served	\$25,000	Yes	100%	\$25,000
Harris House Foundation	Recovery with Responsibility	50	served	\$30,000	Yes	100%	\$30,000
Haven of Grace	Residential Maternity Shelter	40	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Jumpstart	20	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	275	served	\$202,000	Yes	100%	\$202,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	30	served	\$80,000	Yes	100%	\$80,000
St. Louis Transitional Hope House	St. Louis Transitional Hope House	100	served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Rosati Group Home	40	served	\$85,000	Yes	100%	\$85,000
TOTAL TRANSITIONAL HOUSING:		1,376		\$791,000		93%	\$733,000
Foreclosure Prevention							
St. Louis Alliance for Homeownership Preservation (four agencies)	Foreclosure Prevention/Mortgage Assistance	600	families served	\$100,000			
TOTAL FORECLOSURE PREVENTION:		600		\$100,000			
GRAND TOTALS:		157,076		\$4,488,524		58%	\$2,596,524

2016

AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2016 July 1, 2015- June 30, 2016

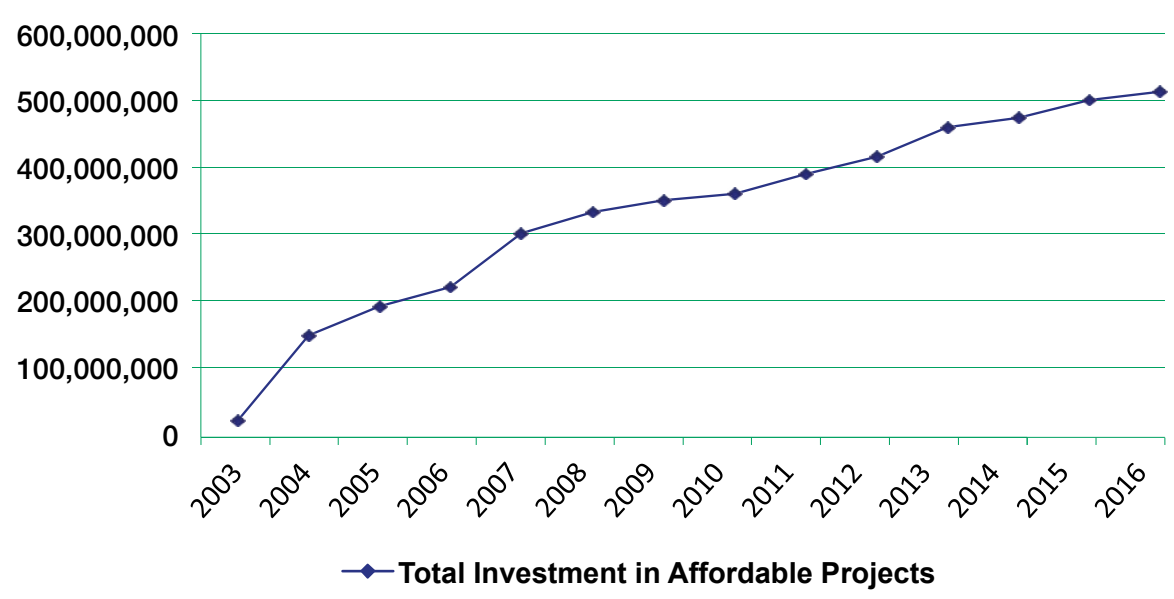
Beginning Balance 7/1/15	\$ 8,182,102.57
2016 Expenditures	\$ (4,511,814.81)
2016 Encumbrances	\$ (4,873,695.25)
2016 Commitments	\$ (3,125,906.20)
2016 Use Tax Revenue & Other Income.....	\$ 4,559,550.16
Ending Balance 6/30/16	\$ 230,236.47

FY 2016 Awards Totaling \$4,488,524



INVESTMENT IN *Affordable Housing Developments*

Total Investment in Affordable Projects



This chart shows annual cumulative investment in affordable housing developments since 2003. AHC has invested over 26 million into construction projects during this time. These projects have invested more than \$514 million into the City and created 1,565 affordable homes.



UNIVERSAL DESIGN

Universal Design A Lifetime Investment



The Affordable Housing Commission requires all new AHC-assisted housing be universally designed. The Commission's requirements extend beyond standard accessible design features and mandate that all newly constructed housing be designed to include features that are esthetic and usable to the greatest extent possible by everyone.

Universal Design instructs architects to incorporate a range of ease-of-use features into the blueprints. These design innovations make AHC-funded housing

more livable, more valuable, more attractive, and able to accommodate a broader cross-section of individuals and families, whether a disability is present or not. They also ensure that AHC-assisted housing is safer, more comfortable, and a better investment.

Universal Design increases the value of AHC-assisted housing because universally designed homes are great-looking and they appeal to a wider, more diverse market. By making units more accessible and functional, AHC's investment lends long-term value and stability throughout the homes' functional lifetime, and enhances the quality of life for current and future generations.

The Affordable Housing Commission supports the growing body of knowledge that pushes the edge of making design accessible to all, and is sponsoring the upcoming 6th Universal Design Summit to be held May 10 - 12, 2017 at St. Louis University. This conference attracts architects, planners, policymakers, designers, construction and project managers on the frontlines of housing and design. The UD Summit is a unique educational experience showcasing the best practices in universal design in housing, sustainable design, community design and affordability. Mark your calendar and plan to be part of the dialogue with the best minds in the industry.

A copy of the requirements can be found on the Commission's website at: www.affordablehousingcommissionstl.org.



FREE Energy Tracking & Benchmarking Available

The Affordable Housing Commission encourages all rental housing owners and managers to track energy usage. We believe that understanding how your buildings use energy will help you reduce your single, largest controllable expense - the cost of energy.

WegoWise is offering a free one-year, on-line subscription to track and benchmark energy use. This service will allow you to control your building's utility usage and compare your building(s) across similar buildings in the region, and across the U.S. Benchmarking your energy will help you identify areas of waste or unusual usage and uncover energy and cost saving opportunities. For more information, call: WegoWise's Donny Tachis: 720-500-7800.

The number of free subscriptions is limited and will be available on a first-come first-serve basis. Enrollment is currently limited to affordable multifamily buildings (serving up to 80% area median income) of at least 5 units where the owner/manager has access to at least one electric or gas account.

Energy Tracking & Benchmarking Tools

There are other tools and resources available on the market for tracking energy use. AHC encourages you to find the best one for your needs. Listed below are a few of the better known tools.

- **EnergyScorecards**
BrightPower
www.brightpower.com • (212) 803-5868
- **EPA PortfolioManager**
www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager
ENERGY STAR Hotline (888)STAR-YES (888-782-7937)
or 703-412-3086
Portfolio Manager will also interface with WegoWise

Affordable Housing Commission's *2016 Sustainability Initiatives*

- **Funding targeted programs to end chronic homelessness.**
- **Priority consideration given for affordable housing projects developed within ½ mile of a light rail station or frequent service bus lines.**
- **New AHC-assisted, single family, for-sale homes must be built with energy saving features.**
- **AHC-assisted, rehabilitated housing must be Lead Safe.**
- **New construction units must be Universally Designed.**
- **AHC-assisted construction projects must complete a Sustainability Impact Statement.**
- **AHC gives priority consideration to projects that significantly advance the City's Sustainability Plan.**

ONGOING EFFORTS OF OTHER CITY DEPARTMENTS

Healthy Home Repair Program



As part of ongoing efforts to provide affordable housing to low and moderate income homeowners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program seeks to improve the quality of owner-occupied housing by providing a coordinated approach to addressing health and safety issues in the home. As such, all scopes of work are driven by building and code compliance and lead hazard reduction, with the end result of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program, which include CDBG, HOME, Affordable Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank, and special purpose funds via the non-profits that administer the program, enable the program to address critical housing needs of each property repaired. The repairs that are made in the program can often translate into improving the affordability of the housing unit, as quite often windows are replaced and other energy saving repairs are completed which should lower utility bills.

In addition, the program provides for priority repairs of an urgent need that can be addressed in a more expeditious manner. Examples of priority repairs include replacing a furnace during cold weather, broken water line, collapsed sewer lines, addressing electrical hazards, and replacing leaking roofs.

Program accomplishments for the Healthy Home Repair Program in FY 2016 include the following:

320 loans closed for low/moderate income homeowners

- \$2,263,352 committed in CDBG funds
- \$1,256,575 committed in HOME funds
- \$27,997 committed in Affordable Housing Trust Funds
- \$160,958 committed in HUD Lead Grant Funds
- \$10,000 committed in Building Division Lead Remediation Funds
- \$195 committed in owner contributions
- \$18,575 committed in the Metropolitan Sewer District's Project Clear Program
- \$3,737,652 committed in all funding sources

Community Development Administration

The Community Development Administration (CDA) applies for, distributes and monitors Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Neighborhood Stabilization (NSP) funds made available through the U.S. Department of Housing and Urban Development. The funds are used to produce housing for low and moderate income people. During FY 2016, CDA assisted in the production of 129 low to moderate income units. Of these, 25 were rehabilitation and 104 were new construction.



During FY 2016, CDA had two (2) Notice of Funding Availability (NOFA) funding rounds. A total of 207 for-sale and rental housing units are under construction or in the predevelopment phase.

Department of Human Services

Biddle Housing Opportunity Center

The Affordable Housing Commission, the City of St. Louis through its Department of Human Services and the St. Louis City Continuum of Care (CoC) continue their long standing partnership to plan, fund and implement comprehensive approaches to meet the diverse needs of homeless individuals and families in the City of St. Louis. The CoC is an organization of homeless service providers, non-profits, public agencies and other community leaders and organizations that play a leading role in setting policy and designing systems to assist the homeless.

In August 2016, thanks to the crucial financial support from the Affordable Housing Commission, the City of St. Louis began a new era in homeless services, opening a 24 hour facility which offers shelter and services for up to 125 homeless men, women and families, including three meals, during daytime hours, intended to help them to move off the streets and into housing. The facility also provides overnight shelter for up to approximately 100 single men.

Financing of the \$2.5 million renovation of the old city-owned Biddle Market on North Tucker Boulevard into the Biddle Housing Opportunity Center, was made possible by a multi-year grant from the Affordable Housing Commission. The facility, which is listed on the National Register of Historic Places, was built by the City of St. Louis as a public market in 1932.

In its renovated form, the Biddle Housing Opportunity Center, is being operated by the St. Patrick Center in partnership with Peter and Paul Community Services, under contract with the City of St. Louis. The facility will continue to be owned by the city of St. Louis.

With the Affordable Housing Commission's help, the City of St. Louis and the CoC continue to be able to leverage federal monies and to strengthen this community's network of homeless prevention services, emergency shelters, transitional and permanent supportive housing.



Lead Safe St. Louis

During FY 2016 the Building Division's Lead Inspection Department conducted 471 lead hazard evaluations throughout the City. Of those inspections, 39% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority (61%) of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 98 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 130 housing units were remediated and cleared of lead hazards in FY 2016. Several funding sources, including the City HUD Lead Grant and the Building Division Lead Remediation Fund were used to accomplish the remediation of these units. These activities have all taken place at a time when the federal funding available to combat lead poisoning has been significantly reduced, yet the City continues to prioritize and address these issues in order to protect the children living in the City.

“To promote City living and neighborhood stabilization through the preservation and production of affordable, accessible housing and support services that enhance the quality of life for those in need.”

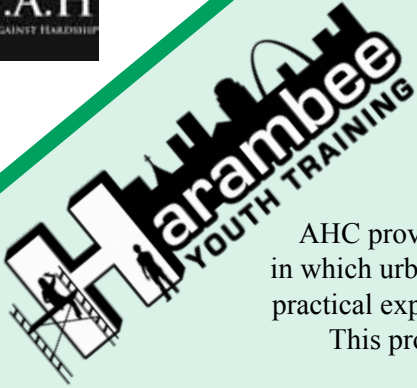
MISSION STATEMENT



AFFORDABLE HOUSING
Programs



Community Women Against Hardship (CWAH) used Trust Fund dollars to replace a sewer lateral pipe serving its transitional housing facility. AHC also supported CWAH’s Family Support Program. CWAH improves lives by providing affordable housing, intense counseling, support services, and arts programs which help families become self sufficient.



AHC provided funding for Harambee’s youth training program in which urban, at-risk youth are provided classroom training and practical experience repairing the homes of community residents. This program helps young people gain confidence and strive toward personal goals, while learning valuable tuck pointing and bricklaying skills.

